

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-222</u>	<u>ESTATES OF BISCAYNE, INC.</u>
<u>03-290</u>	<u>UNIVERSAL AMERICAN REALTY CORP.</u>
<u>03-293</u>	<u>ESTATE OF ELAINE L. EICHLEAY</u>
<u>03-363</u>	<u>JOHN & PAMELA FREDRICK</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 2/11/04 TO THIS DATE:

HEARING NO. 04-2-CZ14-1 (03-222)

6-57-39
Council Area 14
Comm. Dist. 8

APPLICANT: ESTATES OF BISCAYNE, INC.

AU & GU to EU-M

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.74 Acres

AU (Agricultural – Residential)

GU (Interim)

EU-M (Estates Modified 1 Family 1 Acre Gross)

HEARING NO. 04-4-CZ14-1 (03-290)

5-56-40
Council Area 14
Comm. Dist. 9

APPLICANT: UNIVERSAL AMERICAN REALTY CORP.

BU-2 to RU-3M

SUBJECT PROPERTY: Tracts "B", "C", "D" and "E" of LENNAR CENTER, Plat book 145, Page 24.

LOCATION: The Southeast corner of S.W. 106 Avenue & Marlin Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.78 Acres

BU-2 (Business – Special)

RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 04-4-CZ14-2 (03-293)

35-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: ESTATE OF ELAINE L. EICHLEAY

AU to RU-1M(a)

SUBJECT PROPERTY: Lots 2 & 3, less that part on the Southwest corner for the Black Creek Canal right-of-way, in TROPICO MIAMI HOME DEVELOPMENT CO. SUBDIVISION, Plat book 2, Page 57, lying and being in the SW $\frac{1}{4}$ of Section 35, Township 55 South, Range 39 East. LESS AND EXCEPT: The west 35' of the SW $\frac{1}{4}$ of said Section 35; AND: All the portion of Lot 2, of TROPICO in the SW $\frac{1}{4}$ of said Section 35, which lies within the north 35' of the west 110' of the SW $\frac{1}{4}$ of said Section 35, less the west 35' thereof; AND: All that portion of Lot 2, of TROPICO in the SW $\frac{1}{4}$ of said Section 35, which lies within the external area formed by a 25' radius arc concave to the Southeast, tangent to the east line of the west 35' of the SW $\frac{1}{4}$ of said Section 35, and tangent to the south line of the north 35' of the SW $\frac{1}{4}$ of said Section 35.

LOCATION: Lying on the Southwest corner of S.W. 134 Avenue and S.W. 176 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.59 Acres Gross

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 04-4-CZ14-3 (03-363)

1-57-38
Council Area 14
Comm. Dist. 8

APPLICANTS: JOHN & PAMELA FREDRICK

- (1) Applicant is requesting to permit a horse barn to setback 14.45' from the interior side (east) property line (20' required).
- (2) Applicant is requesting to permit a site with 3 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval these request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Nova Surveyors, Inc., dated revised 12/8/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the west 340.09' of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the north 25' and reserving the west 35' for road purposes in Section 1, Township 57 South, Range 38 East.

LOCATION: 28525 S.W. 182 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)